

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW
OCTOBER 16, 2007**

MEMBERS PRESENT:

Thomas Miggie, Vice Chairman John Keahon
James Dodge Jack Messina

MEMBERS ABSENT: Daniel Hlavac, Chairman
Larry Vail

ALSO PRESENT:

Barbara Gionta, Deputy Town Attorney Ann Marie Ambrose, Stenographer
Cheryl Coopersmith, Chief Clerk

Thomas Miggie, Vice Chairman, called the meeting to order at 7:30 PM. Mr. Miggie read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

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| Lamont-Doherty Earth Earth Observatory Plans Review of Sign Plans 80.10/1/2; R-80 zone | Approved Subject to Conditions | ACABOR #07-58 |
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| Kolb Subaru Plans Review of Parking Facility Plans 74.11/1/12; CC zone | Approved Subject to Conditions | ACABOR #07-62 |
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| Tri-Bee Ltd – Avery Plans Review of Site/Structure Plans 68.14/2/60; R-15 zone | Approved Subject to Conditions | ACABOR #07-63 |
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| Stateline Plaza, Inc. Plans Review of Façade Plans 77.15/1/23; CS zone | Approved Subject to Conditions | ACABOR #07-64 |
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| 50 Ramland Road Plans Review of Site/Structure Plans 73.10/1/30; LIO zone | Approved Subject to Conditions | ACABOR #07-65 |
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A motion was made to adjourn the meeting by Thomas Miggie and seconded by John Keahon and agreed by all in attendance. The Decisions on the above hearings, which Decisions are made by the Board before the conclusion of the meeting and are mailed to the applicant. The verbatim minutes are not transcribed, but are available. As there was no further business before the Board, the meeting was adjourned at 8:30 P.M. The next ACABOR Meeting is scheduled for November 8, 2007.

Dated: October 16, 2007
Cheryl Coopersmith, Chief Clerk

**ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW DECISION**

**Lamont-Doherty Earth Observatory
Geochemistry Building Sign Plan
Approved Subject to Conditions**

**ACABOR #07- 58
October 16, 2007
Page 1 of 2**

Peter Vieira, AIA
Payette Associates, LLP
285 Summer Street,
Boston, MA 02210

FROM: Architecture and Community Appearance Board of Review

RE: The application of Joseph Ienuso, Executive Vice President of Facilities, applicant, for Columbia University, owner, for the review of a sign for the Geochemistry Building at a site to known as "**Geochemistry Building Sign Plan**", in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located Route 9W, Palisades, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 80.10, Block 1, Lot 2, in the R- 80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Tuesday, October 16, 2007, at which time the Board made the following determinations:

Peter Vieira and Patrick O'Reilly appeared and testified.

The Board received the following items:

1. A Project Description prepared by Payette Associates.
2. Sign Plans prepared by Selbert Perkins Design dated August 29, 2007:

Page 1: Cover

Page 2: Sign Location Plan

Page 3: A.1: Exterior Building ID

Page 4: Exterior Building ID Rendering

Page 5: Aluminum Panel Penetration Detail

FINDINGS OF FACT:

1. The Board found that the sign would be mounted to the building's west façade, which faces inward towards the campus and fronts on the main campus internal drive. It is not visible from areas outside the campus and cannot be seen from either Route 9W or the Hudson River.
2. The Board found that the proposed sign consists of two lines of text. The upper line, composed of 14.625 –inch high aluminum letters, spells out the name of the principal donor of the building. The lower line, composed of 9.75 inch high aluminum letters, spells out the words "Geochemistry Building". The letters will be slightly raised off the building façade, and will be reverse-illuminated by LED lighting. This method of lighting creates a glow behind each letter but entirely shields the light source from view. The letters will be grey in color, similar to the color of zinc metal panels being used elsewhere on the building. The color of the illumination will be cool white.

3. The Board found that due to the proposed dimensions of the sign, the applicant needs to appear in front of the Town of Orangetown Zoning Board of Appeals for a zoning variance. In the event the Zoning Board of Appeals requests the applicant to change the sign appearance for the variance and it subsequently changes the aesthetics of the sign, the applicant may be required to reappear in front of ACABOR. The determination of reappearance shall be determined by the Town of Orangetown Building Inspector.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The sign would be mounted to the building's west façade, which faces inward towards the campus and fronts on the main campus internal drive. It shall not be visible from areas outside the campus and cannot be seen from either Route 9W or the Hudson River.
2. The proposed sign shall consist of two lines of text. The upper line, composed of 14.625 -inch high aluminum letters, spells out the name of the principal donor of the building. The lower line, composed of 9.75 inch high aluminum letters, spells out the words "Geochemistry Building". The letters will be slightly raised off the building façade, and will be reverse-illuminated by LED lighting. The letters will be grey in color, similar to the color of zinc metal panels being used elsewhere on the building. The color of the illumination will be cool white.
3. Due to the proposed dimensions of the sign, the applicant needs to appear in front of the Town of Orangetown Zoning Board of Appeals for a zoning variance. In the event the Zoning Board of Appeals requests the applicant to change the sign appearance for the variance and it subsequently changes the aesthetics of the sign, the applicant may be required to reappear in front of ACABOR. The determination of reappearance shall be determined by the Town of Orangetown Building Inspector.

The foregoing resolution was presented and moved by James Dodge and seconded by Jack Messina and carried as follows: Daniel Hlavac, absent; James Dodge, aye; John Keahon, aye; Thomas Miggie, aye; Jack Messina and Larry Vail, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this Decision and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: October 16, 2007

Architecture and Community Appearance Board of Review
Cheryl Coopersmith, Chief Clerk

**ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW DECISION**

**Approved Subject to Conditions
Kolb Ford Parking Plans
Approved with Conditions**

**ACABOR #07- 62
October 16, 2007
Page 1 of 1**

TO: Donald Brenner, P.E., LL.B.
4 Independence Avenue
Tappan, New York 10983

FROM: Architecture and Community Appearance Board of Review

RE: The application of Bill Kolb Jr., owner, for the review of a Parking Facility Site Plan known as "**Kolb Subaru Parking Facility Plan**", in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located on Greebush Road, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.11, Block 1, Lot 12 in the CC zoning district. Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Tuesday, October 16, 2007, at which time the Board made the following determinations:

Donald Brenner appeared and testified.

The Board received the following item:

1. Site Plans prepared by Lenard Jackson Associates, dated of October 16, 2006, last June 8, 2007.
2. Board Decisions: PB #06-68, Preliminary Site Plan Approval Subject to Conditions, dated March 14, 2006 and ZBA #07-71, Approved with Conditions, dated July 5, 2007.

FINDINGS OF FACT:

1. The Board found that the parking facility would be used as a temporary parking lot. The applicant's plans for the site depended upon Rockland County's plans for improvements to Orangeburg Road, an adjacent roadway.
2. The Board found that the site lighting and fencing needed to be redesigned, lowering each light to 20 feet tall from grade, possibly adding additional lights and improving the type of fencing to a black chain link fence with security slots.

Public Comment: Harry Kryzak, an abutting property owner, raised concerns regarding the impact of the development on the 100 year floodplain.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The site lighting and fencing shall be redesigned, lowering each light to 20 feet tall from grade, adding additional lights where required, and improving the type of fencing to a black chain link fence with security slots. The Vice – Chairperson, Thomas Miggie, shall review the revised plans.
2. No grading is to take place within five feet of any property line, except as specified on the approved Site Plan.

The foregoing resolution was presented and moved by John Keahon and seconded by James Dodge and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, Daniel Hlavac, absent, Jack Messina, aye and Larry Vail, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this Decision and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: October 16, 2007

Architecture and Community Appearance Board of Review
Cheryl Coopersmith, Chief Clerk

**ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW DECISION**

**Tri-Bee Ltd. – Avery Plans
Approved Subject to Conditions**

**ACABOR #07- 63
October 16, 2007
Page 1 of 2**

TO: Thomas Bertussi
60-70 Dexter Plaza
Pearl River, New York 10965

FROM: Architecture and Community Appearance Board of Review

RE: The application of Tri-Bee Ltd., owner, for the review of a Site and Structure at a site to be known as "**Tri-Bee Ltd. – Avery Plans**", in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 81 Fillmore Street, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.14, Block 2, Lot 60, in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Tuesday, October 16, 2007, at which time the Board made the following determinations:

Thomas Bertussi, Sandy and David Avery appeared and testified.

The Board received the following items:

1. Site Plan prepared by Jay Greenwell, PLS, dated September 14, 2007.
2. Architectural Plans prepared by Albert Dattoli, RA, dated September 17, 2007:
 - Sheet 1: Front and Left Sides Elevations, revised September 19, 2007
 - Sheet 2: Rear and Right Sides Elevations
 - Sheet 3: Basement/Foundation and Wall Sections
 - Sheet 4: First Floor Plan, revised September 19, 2007
 - Sheet 5: Second Floor Plan

FINDINGS OF FACT:

1. The Board found the proposed house would have four sides of vinyl siding in Oxford Blue color, manufactured by Certainteed. The roof would be Biscayne Blue, manufactured by GAF. The garage doors, trim and windows would be white, and the patio would have brick pavers in a light grey color in anchor block.
2. The Board found that the chimney needed to be carried to grade and finished in either stucco or stone.
3. The Board found that additional landscaping needed to be planted either on the driveway turn around or at the edge of the property line. The Board gave the applicant the option of either location and types of plantings.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS**

1. The proposed house shall have four sides of vinyl siding in Oxford Blue color, Manufactured by Certainteed. The roof shall be Biscayne Blue, manufactured by GAF. The garage doors, trim and windows will be white, and the patio will have brick pavers in a light grey color in anchor block.

2. The chimney shall be carried to grade and finished in either stucco or stone. The architectural plans shall be revised.
3. Additional landscaping shall be planted either on the driveway turn around or at the edge of the property line. The Board gave the applicant the option of either location and types of plantings. Either Holly trees may be planted or Arborvitae. If Holly trees are selected, then these trees shall be planted 3 to 4 feet on center. If Arborvitae is selected, then these plants shall be planted 3 feet on center. Revised Site Plans shall be submitted.
4. Trees shall be protected during construction with snow fencing up to the dripline.
5. No grading is to take place within five feet of any property line, except as specified on the approved Site Plan.
6. The applicant shall comply with the requirement of Section 21-25 of the Town of Orangetown Shade Tree Requirement.

The foregoing resolution was presented and moved by Thomas Miggie and seconded by James Dodge and carried as follows: Daniel Hlavac, absent; James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, Jack Messina and Larry Vail, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this Decision and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: October 16, 2007 Pg 5-6(Oct.16)
Cheryl Coopersmith, Chief Clerk

**ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW DECISION**

**Stateline Plaza, Inc. Facade Plan
Approved Subject to Conditions**

**ACABOR #07- 64
October 16, 2007**

TO: Panagiotis Zacharakis
115 Oak Tree Road
Tappan, New York 10983

FROM: Architecture and Community Appearance Board of Review

RE: The application of Panagiotis Zacharakis, applicant for Stateline Plaza, Inc., owner, for the review of a Facade Improvement Plan for a site known as "**Stateline Plaza, Inc. Facade Plan**", in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 121-125 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 23, in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Tuesday, October 16, 2007, at which time the Board made the following determinations:

Panagiotis Zacharakis appeared and testified.

The Board received the following items:

1. Plans prepared by MDG, undated; Elevations

FINDINGS OF FACT:

1. The Board found that the Facade Improvement Plan would update the look of the building with a more sophisticated appearance. The new facade would have down lighting and have a stucco finish in beige, white and grey tones. The manufacturer of the stucco is Parex. The Board reviewed the plan presented by the applicant regarding the location of each particular color on the facade.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The new facade shall have down lighting and stucco finish in beige, white and grey tones. The manufacturer of the stucco is Parex. The Building Inspector shall refer to the plan for the location of the colors on the façade.

The foregoing resolution was presented and moved by Jack Messina and seconded by Thomas Miggie and carried as follows: Daniel Hlavac, absent; James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, Jack Messina and Larry Vail, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this Decision and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: October 16, 2007

Cheryl Coopersmith, Chief Clerk

Architecture and Community Appearance Board of Review

**ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW DECISION**

50 Ramland Road Plan

ACABOR #07- 65

Approved Subject to Conditions

October 16, 2007

TO: John Atzl, Atzl, Scatassa & Zigler, PC
234 No. Main Street
New City, New York 10956

FROM: Architecture and Community Appearance Board of Review

RE: The application of 50 Ramland Road, LLC, owner, for the review of a Site and Structure Plans for a site known as "**50 Ramland Road Plans**", in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 50 Ramland Road, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 30, in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Tuesday, October 16, 2007, at which time the Board made the following determinations:

John Atzl, Donald Brenner and Wayne Klingman appeared and testified.

The Board received the following items:

1. Site Plan prepared by Atzl, Scatassa & Zigler, dated April 10, 2006, last revised May 30, 2007
2. Site Planting Plan prepared by Robert Torgersen, ASLA, dated August 28, 2007, revised September 21, 2007.
3. Architectural Plans prepared by Hess Architects, dated July 31, 2007.
4. PB #06-47, Preliminary Site Plan Approval subject to Conditions, dated May 23, 2006 and ZBA #07-85, Approved subject to Conditions, dated September 5, 2007.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to construct a 28,000 square foot addition to an existing building on an 8.19 acre parcel along with 56 additional parking spaces.
2. The Board found that the façade materials to be used on the addition consisted of concrete block and dark brown and tan bricks. These materials matched the materials used on the existing structure. The new windows on the addition would match the windows on the existing building.
3. The Board found the proposed Landscaping Plan to be acceptable.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The façade materials to be used on the addition consisted of concrete block and dark brown and tan bricks. These materials shall match the materials used on the existing structure. The new windows on the addition shall match the windows on the existing building.
2. Trees shall be protected during construction with snow fencing up to the dripline.
3. No grading is to take place within five feet of any property line, except as specified on the approved Site Plan.

The foregoing resolution was presented and moved by James Dodge and seconded by Thomas Miggie and carried as follows: Daniel Hlavac, absent; James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, Jack Messina and Larry Vail, absent.

The Clerk to the Board is hereby authorized, directed and empowered to sign this Decision and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.
Architecture and Community Appearance Board of Review

Dated: October 16, 2007

Cheryl Coopersmith, Chief Clerk